

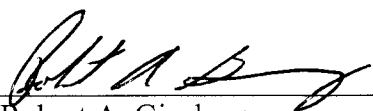
MEMORANDUM

Substitute to
Agenda Item No. 3 (B)

TO:	Honorable Chairperson Barbara Carey-Shuler, Ed.D. and Members, Board of County Commissioners	DATE:	January 13, 2004
FROM:	Robert A. Ginsburg County Attorney	SUBJECT:	Ordinance pertaining to minimum maintenance standards for property in the unincorporated areas of Miami-Dade County

The accompanying ordinance was prepared and placed on the agenda at the request of Senator Javier D. Souto.

This item differs from the original in that it exempts bona fide agricultural uses from the prohibition on open air storage in new section 19-13(D).



Robert A. Ginsburg
County Attorney

RAG/bw



MEMORANDUM

TO: Honorable Chairperson Barbara Carey-Shuler, Ed.D. **DATE:**
and Members, Board of County Commissioners

FROM: George M. Burgess
County Manager

A handwritten signature in black ink, appearing to read "Burgess", is written over the printed name of George M. Burgess.

SUBJECT: Ordinance pertaining
to minimum maintenance
standards for property in
the unincorporated areas of
Miami-Dade County

The proposed ordinance pertaining to minimum maintenance standards for property in the unincorporated areas of the County will have no fiscal impact on Miami-Dade County.

ORDINANCE NO. _____

ORDINANCE PERTAINING TO MINIMUM MAINTENANCE STANDARDS FOR PROPERTY IN THE UNINCORPORATED AREAS OF MIAMI-DADE COUNTY; MODIFYING CHAPTER 19 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA (THE "CODE"); AMENDING SECTIONS 19-3, 19-8, 19-12, 19-13, 19-15.3, 19-15.5, 19-15.12 OF THE CODE; PROVIDING AUTHORITY FOR ENFORCEMENT BY CIVIL PENALTY; PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
MIAMI-DADE COUNTY, FLORIDA:**

Section 1. Sec. 19-3 of the Code of Miami-Dade County, Florida, is hereby amended
as follows:¹

Sec. 19-3. Definitions.

- (A) *Abandoned property.* This term shall relate to articles of personalty, including without limitation: motor vehicles; trailers; boats or other vessels; refrigerators, washing and drying machines, or other machinery; and plumbing fixtures. The following criteria shall be considered in determining whether property has been abandoned, but no single criterion shall be conclusive:

* * * *

- (5) ~~[[The length of time the personalty has remained in its present location.]]~~>>Evidence that the article has not moved from its present location and position and no repair activity has taken place over a 72-

¹ Words stricken through and/or [[double bracketed]] shall be deleted. Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

hour period, including evidence that one or more
tires have been raised from the ground on jacks,
blocks, lifts, or other structures.<<

Abandoned property shall also be deemed "junk" within the
meaning of this chapter.

>>(AA) Advertising device. A machine or other device used to
attract public attention to a product or business.<<

* * * *

Section 2. Sec. 19-8 of the Code of Miami-Dade County, Florida, is hereby amended

as follows:

**Sec. 19-8. Storing junk or trash; depositing junk;
characteristics of junk property; application to
all zoning districts; prohibition of junk yards in
residential districts; prohibition on expansion of
existing junkyards in non-residential districts.**

(A) Notwithstanding the maintenance schedules in this chapter,
it shall be unlawful to deposit, store, or maintain, or to
permit to be deposited, stored, or maintained, junk>>as
defined in Sec. 19.3(J) of this Code,<< in or on any lot,
parcel or tract of land or body of water in any zoning
district, except within a legally established junkyard. The
deposit of junk in a location authorized for waste collection
is exempted from this section, provided the junk is not or
does not become a nuisance, and provided the junk is
collected by Miami-Dade County or a County-authorized
commercial waste collector.

* * * *

(C) Junk property which would be visible, at ground level,
from a street or other public or private property but for the
concealment of such junk property behind a wall, fence,
hedge or other plant material or by the use of >>a vehicle
cover,<< plastics, fabrics or other materials to form a tent,
curtain partition or similar makeshift structure or device,
shall be subject to this section.

Section 3. Sec. 19-11 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 19-11. Construction materials on premises before permit issued; removal of materials.

Construction materials and equipment shall not be deposited on any lot in any zoning district prior to the obtaining of a building permit. Surplus materials and construction equipment shall be removed from the premises before occupancy of the completed structure is approved and shall be removed even if the job is abandoned >>or the permit lapses<<.

Section 4. Sec. 19-12 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 19-12. Abandoned property on public property.

- (A) Whenever the enforcement officer ascertains that abandoned property is present on public property, the officer shall place a notice upon the abandoned property in substantially the following form:

NOTICE TO THE OWNER OR THE
AUTHORIZED AGENT OF THE OWNER
OF THE ATTACHED PROPERTY

This property (setting forth brief description) is unlawfully upon public property known as (setting forth brief description of location) and shall be removed within ~~[[ten (10)]]~~ >>five (5)<< days from the date of this notice; otherwise a civil violation shall be issued and it shall be presumed to be abandoned property and shall be removed and destroyed by order of Miami-Dade County at owner's expense. You may within ~~[[ten (10)]]~~ >>five (5)<< days from the date of this notice, request an opportunity to show cause for your failure to remove this property by writing to the Team Metro Director, 111 N.W. First Street, Miami, Florida 33128.

5

Dated this: (setting forth the date of posting of notice) Signed: (setting forth name, title, address and telephone number of enforcement officer)

Such notice shall be not less than eight (8) inches by ten (10) inches and shall be sufficiently weatherproof to withstand normal exposure to the elements. In addition, at the time of posting, the enforcement officer shall make a reasonable effort to ascertain the name and address of the last owner of said personalty. If the name and address is obtained by the officer, he shall mail, via certified mail, a copy of such notice to the last owner.

- (B) If, at the end of ~~[[ten (10)]]~~ >>five (5)<< days after posting such notice, or, in the case where notice is mailed, ~~[[ten (10)]]~~ >>five (5)<< days after mailing, the owner or the authorized agent of the owner of the abandoned article or articles described in such notice has not removed the article or articles from public property or requested an opportunity to show reasonable cause for failure to do so, the enforcement officer shall issue a civil citation and may cause the article or articles of abandoned property to be removed and destroyed, and the salvage value, if any, of such articles or articles may be retained by the county to be applied against the cost of removal and destruction thereof.
- (C) Reasonable cause under this subsection shall be determined by the Director at a hearing on the matter if requested in writing by the owner within ~~[[ten (10)]]~~ >>five (5)<< days after notice has been posted on the article or mailed to the last owner, whichever is later. The request shall make reference to the number on the notice which was posted on the personalty. The hearing shall be conducted pursuant to the procedures set forth in Chapter 8CC of the Code of Miami-Dade County, except that written request for the hearing shall be made within the time herein set forth.

* * * *

Section 5. Sec. 19-13 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 19-13. Maintenance of Lots in Residential-Zoned Districts.

* * * *

>>(D) The open air storage of any item is prohibited in residential zoning districts, with the exception of usable lawn, garden, or pool furniture or equipment, barbecues, toys, bicycles, or trash cans being used by the residents of the dwelling on the plot where such items are stored. Swing sets and other non-portable structures must be in side or rear setbacks and must meet the requirements of Chapter 33 of this Code. "Open air storage" shall include any articles not concealed from public view in an enclosed structure such as a garage or utility shed. Placement of an article under a carport or front porch, where it is visible from the street or public right-of-way, shall be considered open-air storage. This section shall not apply to bona fide agricultural uses.<<

Section 6. Sec. 19-15.3 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 19-15.3. Parking and paved areas.

Parking and paved areas shall be maintained free of deterioration. Deterioration shall be defined as visible holes exceeding a depth of two inches and more than 5 square inches in area, damaged parking stops or missing striping or lot markings, including striping of parking spaces, required striping and pavement markings for disabled parking spaces, as well as access ramps and access paths for wheelchair traffic, as required under Article II, Section 30-442 of the Code of Miami-Dade County and Section 553.5041(6) of the Florida Statutes>>, and required striping and pavement markings for parking spaces for persons transporting young children and strollers, as required by Section 33-122.2 of this Code<<. Parking areas and paved areas shall be maintained in accordance with the approved site plan and public works, building or zoning permits.

* * * *

Section 7. Sec. 19-15.5 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

**Sec. 19-15.5. Bicycle Racks and Litter ~~[[Bins]]~~
>>Containers<<; Anti-littering Signage>>:<<
~~[[and]]~~ Right-of-way and Overall Cleanliness of
premises>>; Compliance with Site Plan
Requirements<<.**

* * * *

(C) All shopping centers, strip malls, grocery stores, restaurants or commercial establishments that sell takeout beverages or food shall provide a litter container near every entrance and at every 100 feet along any established pedestrian walkway within the footprint of such property~~[[as required by Sec. 33-122.4 of the Code of Miami Dade County]].~~ >>All retail establishments that provide drive-through service for vehicular traffic shall provide a litter container within the reach of vehicles along the drive-through lane and shall install a sign above or on the container with the phrase, "Litter Station."<< Litter containers shall be well designed and secured in a manner that will cause them to remain stationary where placed. They shall be maintained free of graffiti and overflow trash. Placement of the containers shall not interfere with access to the facilities by pedestrians or by individuals with disabilities, as required by the Americans with Disabilities Act Accessibility Guidelines in the Code of Federal Regulation, Title 36, Pt. 1191, App. A. The civil penalty for a violation of this section is \$100.

* * * *

>>(F) All establishments shall provide screening for service areas, including waste disposal areas, and otherwise comply with the site plan approved pursuant to Sec. 33-245.2 of this Code.<<

Section 8. Sec. 19-15.12 of the Code of Miami-Dade County, Florida, is hereby amended as follows:

Sec. 19-15.12. Prohibited Display of Vehicles for Sale or as Advertising Devices.

* * * *

(B) No vehicle>>, trailer, or other mobile article<< shall be allowed to be used solely as ~~[[a commercial advertising sign]]~~ >>an advertising device<< in a parking lot >>or nearby right-of-way<<. Any vehicle, trailer or other mobile article that remains in the same parked location for more than 72 hours and that contains commercial advertising or that meets the junk criteria in this Chapter shall be a prima facie violation of this subsection.

* * * *

Section 9. Section 8CC-10 of the Code of Miami-Dade County, Florida is hereby

amended to read as follows:

Sec. 8CC-10. Schedule of civil penalties.

The following table shows the sections of this Code, as they may be amended from time to time, which may be enforced pursuant to the provisions of this chapter; and the dollar amount of civil penalty for the violation of these sections as they may be amended.

The "descriptions of violations" below are for informational purposes only and are not meant to limit or define the nature of the violations or the subject matter of the listed Code sections, except to the extent that different types of violations of the same Code section may carry different civil penalties. For each Code section listed in the schedule of civil penalties, the entirety of that section may be enforced by the mechanism provided in this Chapter 8CC, regardless of whether all activities proscribed or required within that particular section are described in the "Description of Violation" column. To determine the exact nature of any activity proscribed or required by this Code, the relevant Code section must be examined.

<i>Code Section</i>	<i>Description of Violation</i>	<i>Civil Penalty</i>
>>19-15.5(C)	<u>Failure to provide and maintain litter station along drive-through lane</u>	<u>\$100.00</u>
19-15.5(F)	<u>Failure to comply with site plan</u>	<u>\$500.00</u> <<

Section 10. Each section subsection, sentence, clause and phrase of this Ordinance is declared to be independent section, subsection, sentence, clause and phrase, and the finding or holding of any such portion of the Ordinance to be unconstitutional, void, or ineffective for any cause, or reason, shall not affect any other portion of this Ordinance.

Section 11. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance, including any sunset provision, shall become and be made a part of the Code of Miami-Dade County, Florida. The sections of this ordinance may be renumbered or relettered to accomplish such intention, and the word "ordinance" may be changed to "section," "article," or other appropriate word.

Section 12. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED:

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:
Dennis A. Kerbel



Sponsored by Senator Javier D. Souto